



Zoning:	Commercial, Retail
Topography:	Flat
Adjacent Available Acres:	1.2
Setting:	Agricultural Land
Within City Limits:	Yes
Site Dimensions:	151' x 1093'
Specialty Features:	None
Sale Price Note:	Contact
Lease Terms:	Negotiable
Lease Rate Note:	Contact
Last Updated:	Sep 9, 2024

Economic Development Contact

Kim Pierce, President/CEO
Macomb Area Economic Development Corp
1406 East Carroll Street
Macomb, IL 61455
(309) 837-4684 | kim.pierce@maedco.org

Realtor/Owner Contact

Scott Brown, Owner
TimbukTech, Inc.
| sbrown@timbuktech.com

Property and Area Description

High visibility. Located on East Jackson Street (US 136). Approximately 150 feet frontage. High traffic counts; 10,500 annual average daily traffic. Neighbors Burger King and former Gentry Motors (dealership).

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: US67 and US336 (2 mi.)
Nearest Interstate: Interstate 74 (70 mi.)
Nearest Airport: Macomb Municipal Airport (5 mi.)
Nearest Commercial Airport: Peoria International Airport (70 mi.)
Distance to Mass Transit: <1
Rail Served: No
Rail Served By: None
Rail Accessible: Unknown
Rail Infrastructure in Place: No

Utilities

Electric: Ameren Illinois
Natural Gas: Ameren Illinois
Water: City of Macomb
Sewer: City of Macomb
Telecommunications: MTC Communications

Property Images

